108.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	610,100 / 610,100
					USE VALUE:	610,100 / 610,100
					ASSESSED:	610,100 / 610,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		CLYDE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARNEY BRIAN J
Owner 2:	PAGLUICA LAURA JAYNE
Owner 3:	
Street 1:	8 CLYDE TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MUZZIOLI DANTE S -
Owner 2:	-
Street 1:	22 HOUGH RD
Twn/City:	BELMONT
St/Prov:	MA Cntry:
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains 7,733 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Asbestos Exterior and 1210 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7733.000	153,700		456,400	610,100
Total Card	0.178	153,700		456,400	610,100
Total Parcel	0.178	153,700		456,400	610,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 504.38 | /Parcel: 504.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 69008

GIS Ref

GIS Ref

Insp Date 09/11/18

!8479!

PREVIOUS ASSESSMENT

Parcel ID 108.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	154,100	0	7,733.	456,400	610,500	610,500	Year End Roll	12/18/2019
2019	101	FV	140,400	0	7,733.	462,900	603,300	603,300	Year End Roll	1/3/2019
2018	101	FV	159,300	0	7,733.	345,600	504,900	504,900	Year End Roll	12/20/2017
2017	101	FV	159,300	0	7,733.	313,000	472,300	472,300	Year End Roll	1/3/2017
2016	101	FV	159,300	0	7,733.	299,900	459,200	459,200	Year End	1/4/2016
2015	101	FV	158,600	0	7,733.	254,300	412,900	412,900	Year End Roll	12/11/2014
2014	101	FV	158,600	0	7,733.	241,200	399,800	399,800	Year End Roll	12/16/2013
2013	101	FV	158,600	0	7,733.	229,500	388,100	388,100		12/13/2012

PRINT

Date	Time
12/10/20	23:03:11

LAST REV

Date	Time
03/03/20	10:42:08
apro	
8479	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUZZIOLI DANTE	72627-455	1	5/20/2019		699,900	No	No		
NAY JOHN B JR,	72085-477	1	1/3/2019	Change>Sale	425,000	No	No		
LOFTUS EDWARD	30579-278		8/24/1999		255,000	No	No		Michael J Johnson dod 1/17/2015
LANDINI RICHARD	24924-250		10/14/1994		175,500	No	No		Y

USER DEFINED

Prior Id # 1:	69008
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/15/2019	55	Inter Fi	30,000	C				
6/24/2016	883	Re-Roof	10,220					

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	MEAS&NOTICE	CC	Chris C
3/25/2009	Inspected	189	PATRIOT
1/7/2009	Measured	372	PATRIOT
11/10/2000	Hearing N/C	189	PATRIOT
12/14/1999	Inspected	264	PATRIOT
11/29/1999	Mailer Sent		
10/26/1999	Measured	256	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7733		Sq. Ft.	Site		0	70.	0.84	5									456,395						456,400	

Total AC/HA: 0.17753 | Total SF/SM: 7733 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 456,395 | Spl Credit | Total: 456,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.94990498
Adj $ / SQ:	121.825
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	222768
Depreciation:	69058
Depreciated Total:	153710

COMMENTS

PDAS BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

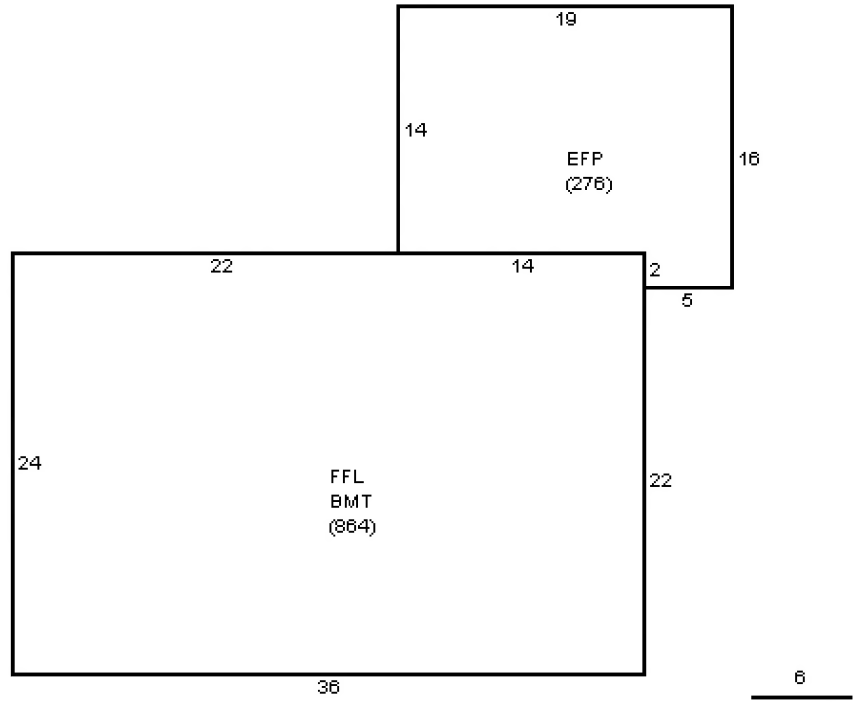
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	121.83
Special Features:	0	Val/Su Net:	76.70
Final Total:	153700	Val/Su SzAd	177.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	46.050	39,787
FFL	First Floor	864	121.830	105,257
EFP	Enclos Porch	276	35.230	9,724

Net Sketched Area:	2,004			Total:	154,768
Size Ad	864	Gross Are	2004	FinArea	1210

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	